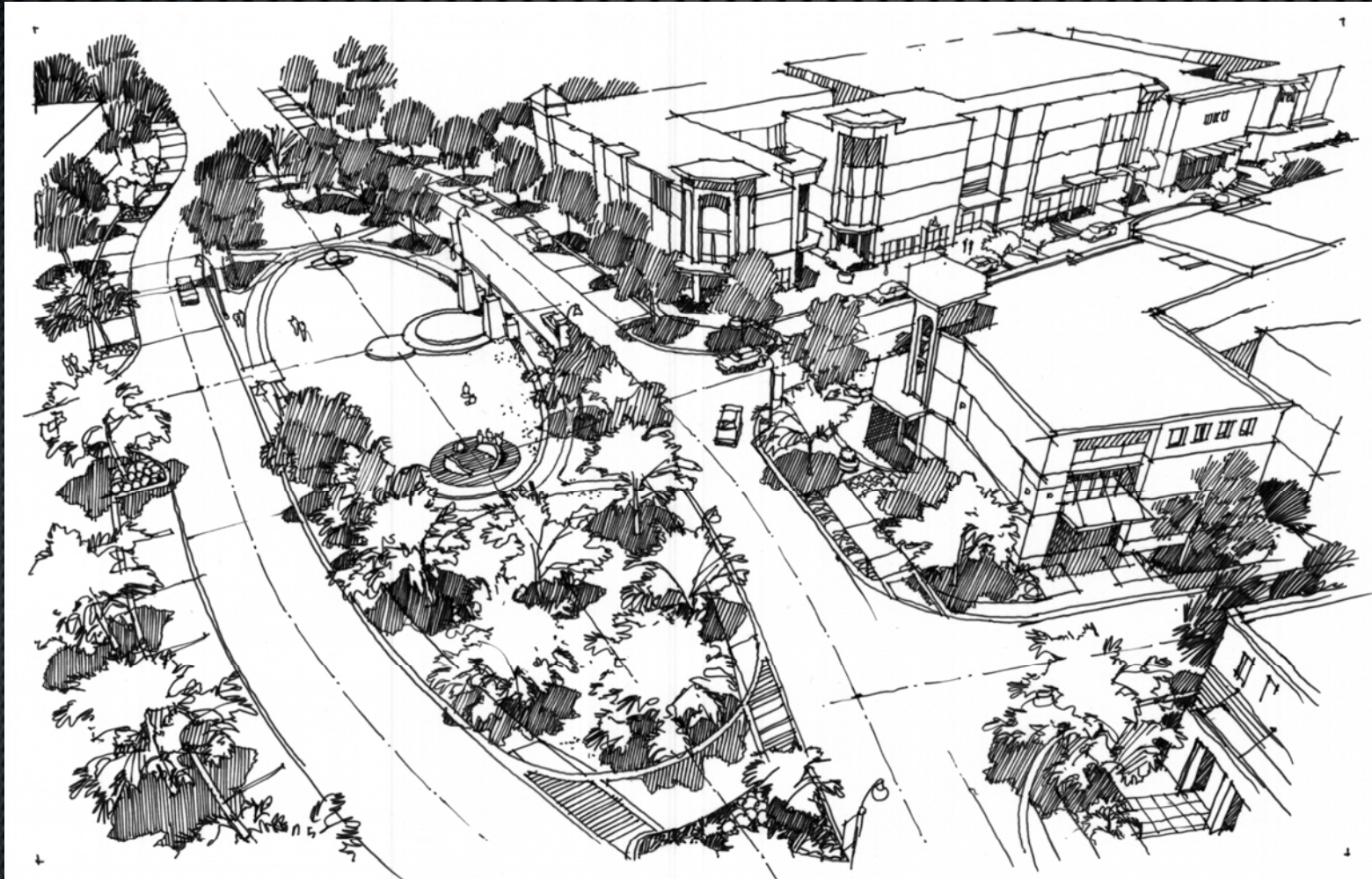


Community Development

Current Projects



The Crossings of Carmel Creek

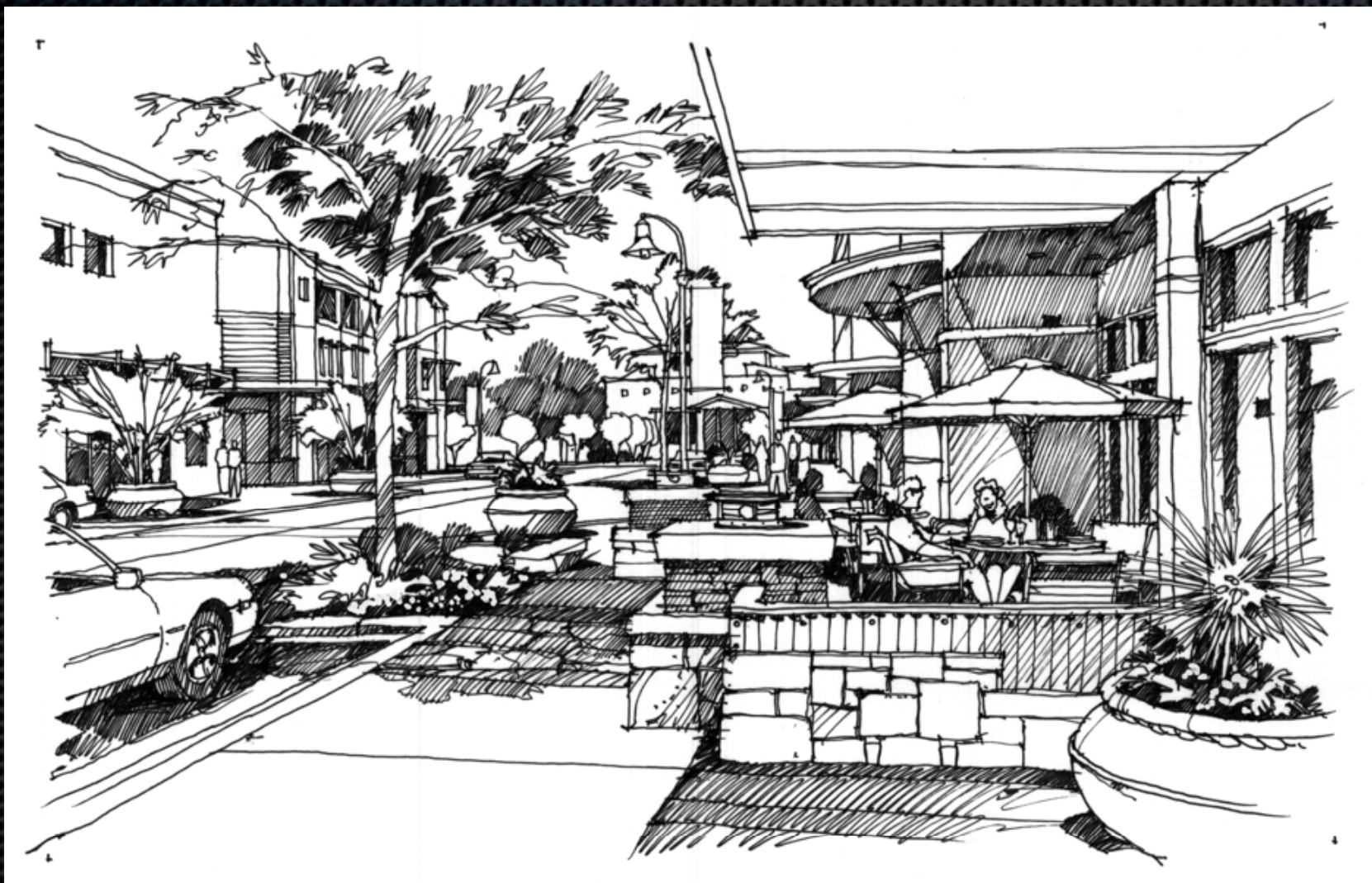


The Crossings of Carmel Creek



Hutto - 400 ac. Tract
Aerial

The Crossings of Carmel Creek



The Crossings of Carmel Creek



The Crossings of Carmel Creek



The Crossings of Carmel Creek



The Crossings of Carmel Creek



The Crossings of Carmel Creek



The Crossings of Carmel Creek



The Heart of Hutto Plan

Downtown Districts



Legend

- Heart of Hutto District
- Streets
- Buildings
- Orgain District
- Hanstrom District
- Heritage North
- Cooperative District
- East St. District

The Heart of Hutto Plan

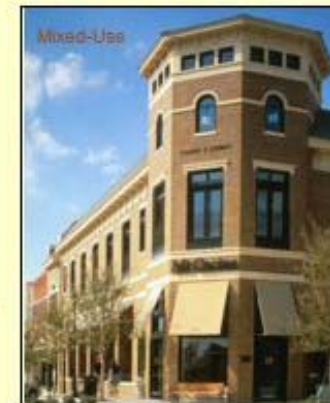


SHARED VISION & PRINCIPLES

- Gathering Input
- Creating a Vision Statement
- Setting Goals



- Identifying Site Potential
- Identifying Desired Uses
- Creating a Sense of Place



WHY HOLD A CHARRETTE?

ERO

The Heart of Hutto Plan



CO-OP SITE ANALYSIS: The District in Context

ERO

The Heart of Hutto Plan

- Civic & Public Spaces
- A Mix of Uses
- Scale & Massing
- Pedestrian Orientation
- Streets & Parking



URBAN DESIGN PRINCIPLES

ERO

The Heart of Hutto Plan



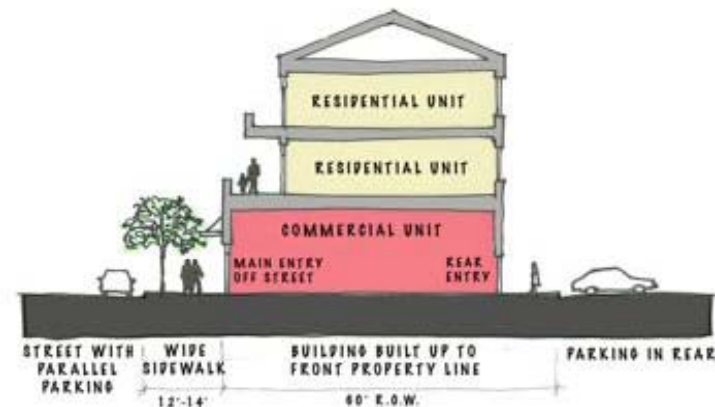
Pedestrian Oriented Retail with Parking Above



Mixed-Use transitioning to Townhomes



Commercial/Retail with Office Above



URBAN DESIGN PRINCIPLES: A Mix of Uses

ERO

The Heart of Hutto Plan



Open Space



Mixed-Use

Live-Work Units



Town Center
Retail and Office

Commercial



Residential

Townhomes

URBAN DESIGN PRINCIPLES: Scale and Massing

ERO

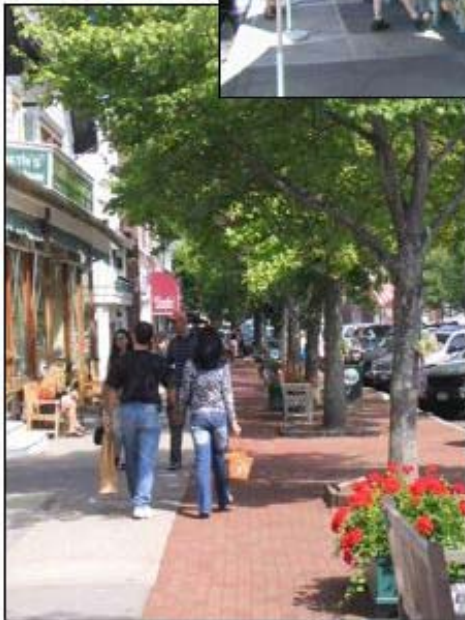
The Heart of Hutto Plan

Storefront
Merchandise
Enlivens the
Streetscape



**The Pedestrian Experience must
be Comfortable and Stimulating**

HOH Plan: "The consensus of
the group was to focus on
pedestrian mobility throughout
the site."



Wide Sidewalk
allows for
Curbside
Buffering of
Cars

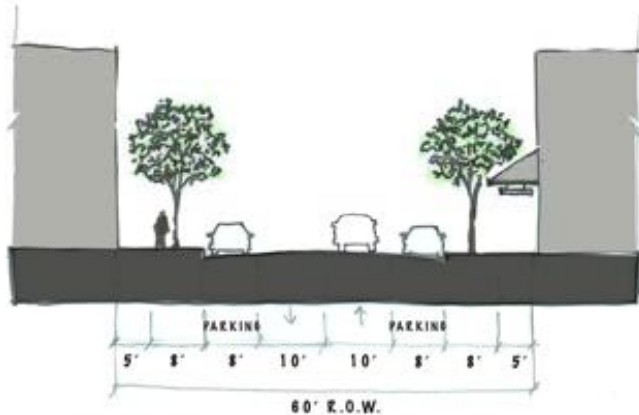


Proper Crosswalks are Essential

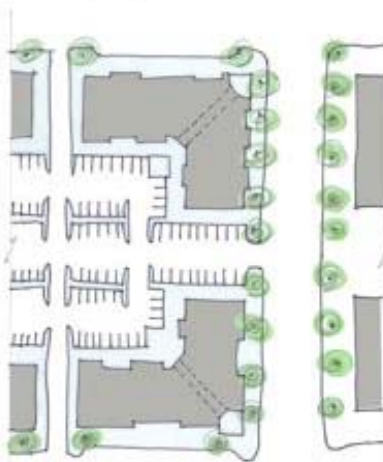
URBAN DESIGN PRINCIPLES: Pedestrian Orientation

ERO

The Heart of Hutto Plan



Keeping Street Narrow will Slow the Traffic



Parking Lots to the Side
and Rear of Buildings

HOH Plan: "Parking will be another key element of the Cooperative District. Creating a CBD that has easy access in an out will allow people to feel it is easy to go to downtown."



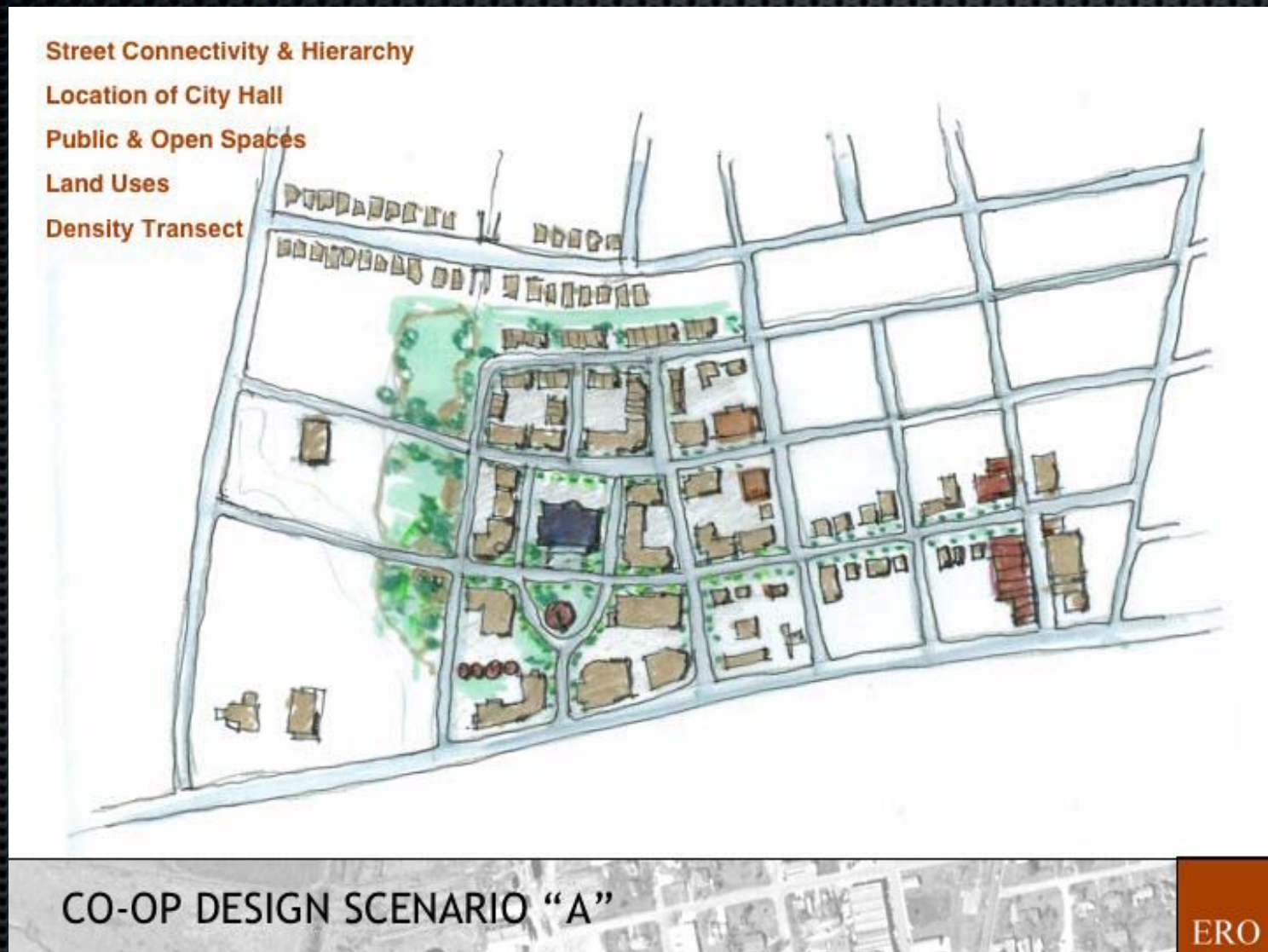
On-Street Parking is key to Retail Business

Public Right-of-Way allocation requires a balance between Cars and People

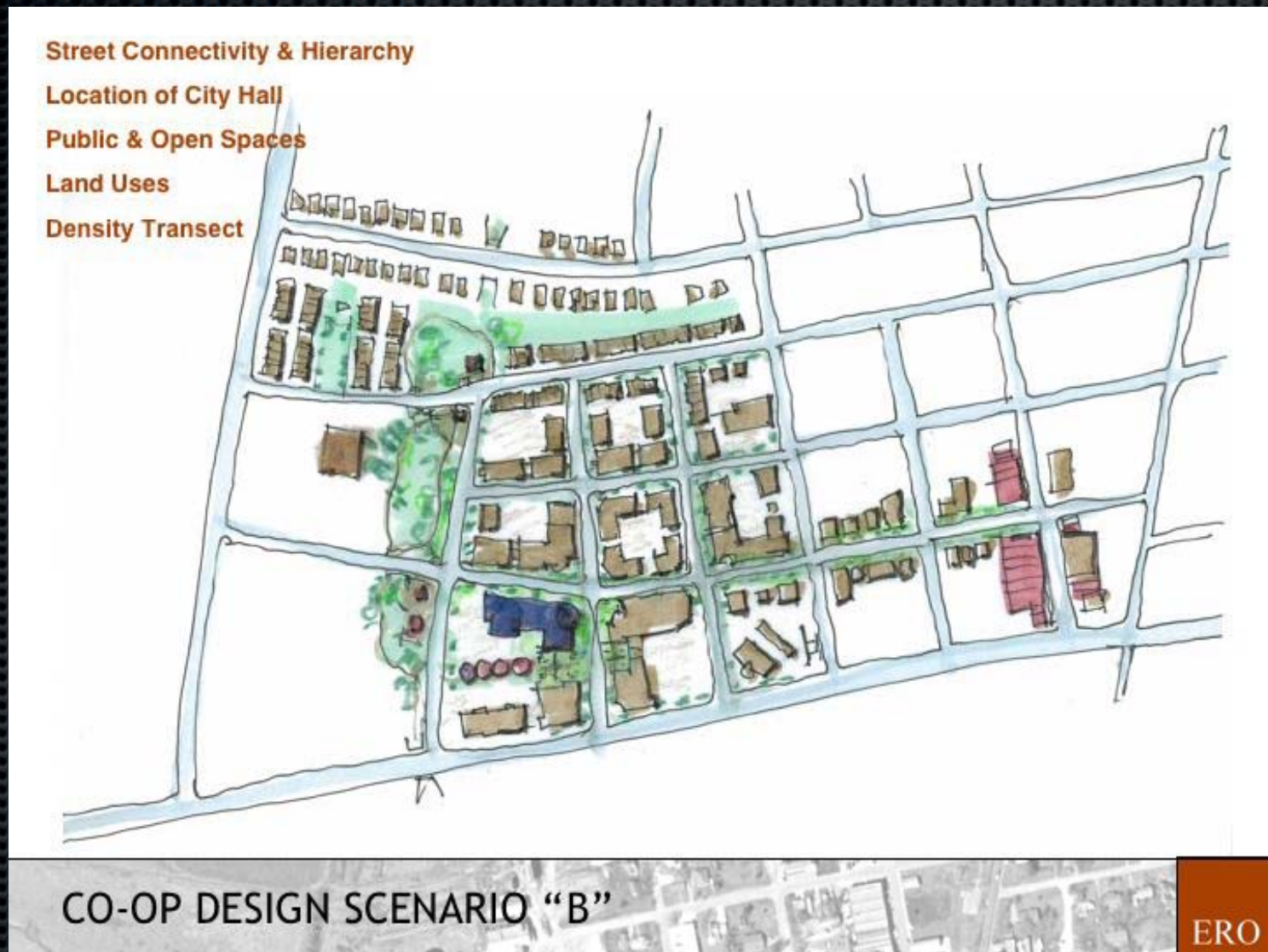
URBAN DESIGN PRINCIPLES: Streets and Parking

ERO

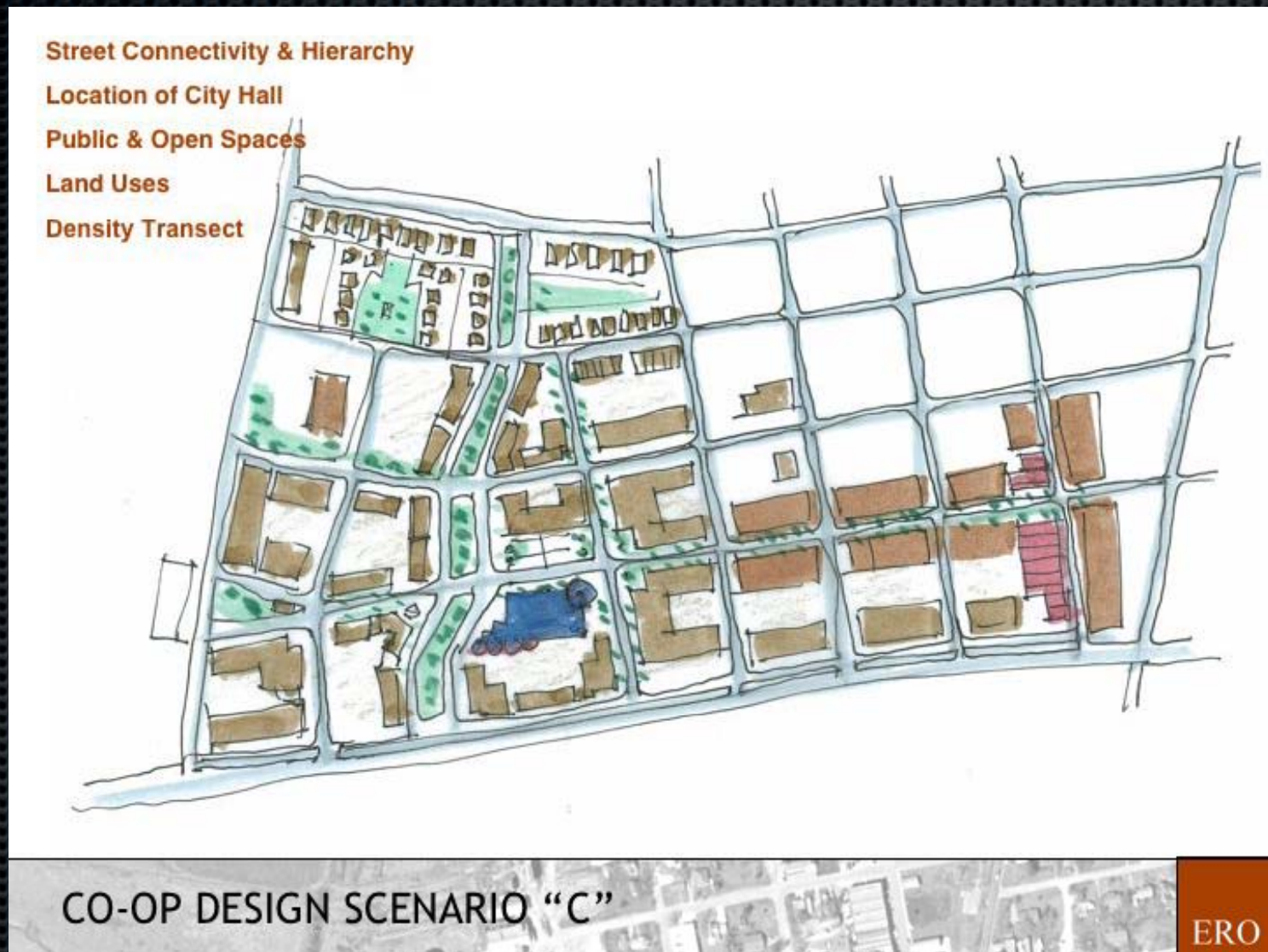
The Heart of Hutto Plan



The Heart of Hutto Plan



The Heart of Hutto Plan



The Heart of Hutto Plan



CO-OP VISION PLAN: COMBINED SCENARIO

Sidewalk Plan



Sign Committee

